

**Grantee: Chula Vista, CA**

**Grant: B-08-MN-06-0504**

**July 1, 2012 thru September 30, 2012 Performance Report**

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**Grant Number:**  
B-08-MN-06-0504

**Obligation Date:**  
04/09/2009

**Award Date:**  
03/03/2009

**Grantee Name:**  
Chula Vista, CA

**Contract End Date:**  
03/03/2013

**Review by HUD:**  
Reviewed and Approved

**Grant Amount:**  
\$2,830,072.00

**Grant Status:**  
Active

**QPR Contact:**  
Angelica Davis

**Estimated PI/RL Funds:**  
\$2,070,000.00

**Total Budget:**  
\$4,900,072.00

## Disasters:

**Declaration Number**  
NSP

## Narratives

### Areas of Greatest Need:

Properties acquired through this program will be located in one of the designated census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

### Distribution and and Uses of Funds:

Funds will be used for planning/administration of the NSP program in carrying out activities such:

1. General acquisition;
2. Acquisition/rehabilitation for resale to eligible homebuyers; and,
3. Acquisition/rehabilitation for rental to very low income households (<50%AMI).

### Definitions and Descriptions:

### Low Income Targeting:

Funds are programmed to target households earning no more than 120% of median income for the homebuyer assistance program. The rental program is targeted to households earning no more than 50% of median income.

### Acquisition and Relocation:

Funds will be used to purchase vacant properties only. Relocation activities will not be undertaken.

### Public Comment:

The City has adopted a Citizen Participation Plan which outlines the City's requirements to incorporate community input in all (NSP) related transactions such as Plan adoptions and or amendments. It is the City's practice to allow the public ample time to request, review and provide any input on the proposed use of funds.

### Overall

**Total Projected Budget from All Sources**  
**Total Budget**  
**Total Obligated**

### This Report Period

N/A  
\$862,549.37  
\$885,153.51

### To Date

\$4,365,184.07  
\$4,365,184.07  
\$4,365,184.07



|                         |              |                |
|-------------------------|--------------|----------------|
| Total Funds Drawdown    | \$591,588.69 | \$4,326,198.74 |
| Program Funds Drawdown  | \$0.00       | \$2,755,206.99 |
| Program Income Drawdown | \$591,588.69 | \$1,570,991.75 |
| Program Income Received | \$528,216.94 | \$2,362,070.42 |
| Total Funds Expended    | \$626,078.17 | \$4,805,854.56 |
| Match Contributed       | \$0.00       | \$0.00         |

## Progress Toward Required Numeric Targets

| Requirement                            | Required     | To Date      |
|--|--------------|--------------|
| Overall Benefit Percentage (Projected) |              | 0.00%        |
| Overall Benefit Percentage (Actual)    |              | 0.00%        |
| Minimum Non-Federal Match              | \$0.00       | \$0.00       |
| Limit on Public Services               | \$424,510.80 | \$0.00       |
| Limit on Admin/Planning                | \$283,007.20 | \$248,895.87 |
| Limit on State Admin                   | \$0.00       | \$248,895.87 |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

| National Objective            | Target       | Actual         |
|-------------------------------|--------------|----------------|
| NSP Only - LH - 25% Set-Aside | \$707,518.00 | \$1,000,000.00 |

## Overall Progress Narrative:

During the last quarter, the City of Chula Vista has focused its attention on acquiring properties utilizing its program income. With the approval of the program income appropriation and the selection of a contractor, the City is well on its way to serve the very low income/special needs population of the community. In addition, the first time homebuyer program is still active and available for qualifying households earning up to 120% of AMI. Together, these programs will benefit a variety of community members.

## Project Summary

| Project #, Project Title             | This Report Period     | To Date                |                        |
|--------------------------------------|------------------------|------------------------|------------------------|
|                                      | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 1., Administration                   | \$0.00                 | \$283,007.00           | \$208,589.92           |
| 2., SDHC-Acquisiton/Rehab for Rental | \$0.00                 | \$1,750,000.00         | \$1,000,000.00         |
| 3., Homebuyer Assistance             | \$0.00                 | \$216,000.00           | \$50,750.00            |
| 4., Acquisiton/Rehab for Resell      | \$0.00                 | \$2,125,375.00         | \$1,495,867.07         |



## Activities

|                                 |                                |
|---------------------------------|--------------------------------|
| <b>Grantee Activity Number:</b> | <b>1. Administration</b>       |
| <b>Activity Title:</b>          | <b>Planning/Administration</b> |

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1.

**Project Title:**

Administration

**Projected Start Date:**

01/01/2009

**Projected End Date:**

01/01/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

City of Chula Vista, Redevelopment &amp; Housing

**Overall****Jul 1 thru Sep 30, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$283,007.00

**Total Budget**

\$0.00

\$283,007.00

**Total Obligated**

\$0.00

\$283,007.00

**Total Funds Drawdown**

\$40,305.95

\$248,895.87

**Program Funds Drawdown**

\$0.00

\$208,589.92

**Program Income Drawdown**

\$40,305.95

\$40,305.95

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$24,795.43

\$248,895.87

City of Chula Vista

\$24,795.43

\$248,895.87

City of Chula Vista, Redevelopment &amp; Housing

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's NSP program, including planning, regulatory compliance (i.e. underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

**Location Description:**

City of Chula Vista Department of Redevelopment and Housing 276 Fourth Avenue Chula Vista, California 91910

**Activity Progress Narrative:**

During the reporting period, administrative functions included the identification of potential properties for purchase as well as ongoing fiscal duties.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

| Other Funding Sources          | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found |        |
| Total Other Funding Sources    |        |

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|                                 |                             |
|---------------------------------|-----------------------------|
| <b>Grantee Activity Number:</b> | <b>2c. Rental Scattered</b> |
| <b>Activity Title:</b>          | <b>Scattered Rental</b>     |

**Activity Category:**

Acquisition - general

**Project Number:**

2.

**Projected Start Date:**

08/01/2012

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

SDHC-Acquisiton/Rehab for Rental

**Projected End Date:**

12/01/2012

**Completed Activity Actual End Date:**
**Responsible Organization:**

San Diego Community Housing Corporation

**Overall**

|  | <b>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$750,000.00   |
| <b>Total Budget</b>                            | \$750,000.00                   | \$750,000.00   |
| <b>Total Obligated</b>                         | \$750,000.00                   | \$750,000.00   |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$172,020.72   |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$172,020.72   |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$172,020.72   |
| City of Chula Vista                            | \$0.00                         | \$172,020.72   |
| San Diego Community Housing Corporation        | \$0.00                         | \$0.00         |
| <b>Match Contributed</b>                       | \$0.00                         | \$0.00         |

**Activity Description:**

Funds will be used for the purchase and rehabilitation of single family homes for the purpose of providing affordable rental opportunities to those earning 50% or below of the area median income level.

**Location Description:**

NSP Targeted Areas within the City of Chula Vista.

**Activity Progress Narrative:**

The City contracted with San Diego Community Housing Corporation due to its extensive experience in the acquisition/rehabilitation and operation of affordable rental units in the San Diego region. Staff has been working with the real estate department to identify properties which would fit the needs of the program. During the last quarter, staff identified several units; however, no purchase agreement was reached prior to the end of the reporting period (ending 10/30/2012).

**Accomplishments Performance Measures**

|                        | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|------------------------|---------------------------|---|
|                        | <b>Total</b>              | <b>Total</b>                              |
| <b># of Properties</b> | 0                         | 2/4                                       |

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources       | Amount |
|-----------------------------|--------|
| NSP                         | \$0.00 |
| Total Other Funding Sources | \$0.00 |

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|                                 |                            |
|---------------------------------|----------------------------|
| <b>Grantee Activity Number:</b> | <b>3b. HomeBuyer-Felan</b> |
| <b>Activity Title:</b>          | <b>Felan-Marble Canyon</b> |

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

3.

**Project Title:**

Homebuyer Assistance

**Projected Start Date:**

08/01/2010

**Projected End Date:**

08/01/2011

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Chula Vista

**Overall****Jul 1 thru Sep 30, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$32,052.07

**Total Budget**

\$0.00

\$32,052.07

**Total Obligated**

\$22,604.14

\$32,052.07

**Total Funds Drawdown**

\$0.00

\$9,000.00

**Program Funds Drawdown**

\$0.00

\$9,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$17,690.05

City of Chula Vista

\$0.00

\$17,690.05

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Funds will be used to provide financial assistance to an incom-eligible homebuyer.

**Location Description:**

Property is located at 1478 Marble Canyon Way in the eastern portion of the City in an NSP designated area.

**Activity Progress Narrative:**

Funds were used to provide an income-eligible household with \$32,057 in downpayment and closing cost assistance for the purchase of their first home located in an targeted NSP area in Chula Vista.

**Accomplishments Performance Measures**

|                        | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|------------------------|---------------------------|---|
|                        | <b>Total</b>              | <b>Total</b>                              |
| <b># of Properties</b> | 0                         | 1/1                                       |



## Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |          |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
|                    | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod% |
| # of Households    | 0                  | 0   | 0     | 0/0                                | 1/1 | 1/1   | 100.00   |
| # Owner Households | 0                  | 0   | 0     | 0/0                                | 1/1 | 1/1   | 100.00   |

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 3e. HomeBuyer-Cisneros

**Activity Title:** Cisneros

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

3.

**Projected Start Date:**

08/01/2012

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Homebuyer Assistance

**Projected End Date:**

10/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community HousingWorks

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2012**

N/A

**To Date**

\$50,000.00

**Total Budget**

\$50,000.00

\$50,000.00

**Total Obligated**

\$50,000.00

\$50,000.00

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$50,000.00

\$50,000.00

Community HousingWorks

\$50,000.00

\$50,000.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

Funds were used to provide an income-eligible households with the purchase of their first home which is located in an NSP targeted area in Chula Vista.

**Accomplishments Performance Measures**

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 1                  | 1/1                                |
| # of Singlefamily Units | 1                  | 1/1                                |

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

| Address | City        | County | State      | Zip    | Status / Accept |
|---------|-------------|--------|------------|--------|-----------------|
| 590 Fig | Chula Vista |        | California | 91910- | Match / N       |

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources          | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found |        |
| Total Other Funding Sources    |        |

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**Grantee Activity Number:** 4a. Resell-General Funds

**Activity Title:** Resell

**Activity Category:**

Acquisition - general

**Project Number:**

4.

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisiton/Rehab for Resell

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community HousingWorks

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2012**

N/A

**To Date**

\$2,125,375.00

**Total Budget**

\$62,549.37

\$2,125,375.00

**Total Obligated**

\$62,549.37

\$2,125,375.00

**Total Funds Drawdown**

\$551,282.74

\$2,854,532.15

**Program Funds Drawdown**

\$0.00

\$1,495,867.07

**Program Income Drawdown**

\$551,282.74

\$1,358,665.08

**Program Income Received**

\$528,216.94

\$2,121,646.64

**Total Funds Expended**

\$551,282.74

\$2,854,532.15

Community HousingWorks

\$551,282.74

\$2,854,532.15

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Funds under this project were used for the acquisition and rehabilitation of single family homes for the purpose of reselling to income-eligible homeowners. The properties purchased are located in NSP designated areas and the households purchasing the homes are first time homebuyers.

**Location Description:**

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

**Activity Progress Narrative:**

During the reporting period, the City incurred expenses for the rehabilitation of three remaining properties which had been acquired during a prior reporting period. The program has been very successful which has resulted in 10 home removed from the abandoned/foreclosed list and rehabilitated for 10 first time homebuyers. Two of the homes have been rehabilitated utilizing energy upgrades, making them showcase homes for the City and the San Diego region.

**Accomplishments Performance Measures**

|                                  | This Report Period | Cumulative Actual Total / Expected |
|----------------------------------|--------------------|------------------------------------|
|                                  | Total              | Total                              |
| # of Properties                  | 0                  | 10/10                              |
| # of buildings (non-residential) | 0                  | 0/0                                |



|                                   |   |      |
|-----------------------------------|---|------|
| # of Parcels acquired by          | 0 | 0/0  |
| # of Parcels acquired by admin    | 0 | 0/0  |
| # of Parcels acquired voluntarily | 0 | 0/10 |
| Total acquisition compensation to | 0 | 10/0 |

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 10/10                              |
| # of Singlefamily Units | 0                  | 10/10                              |

## Beneficiaries Performance Measures

|                             | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |          |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
|                             | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod% |
| # of Permanent Jobs Created | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/0   | 0        |

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |      |       |          |
|--------------------|--------------------|-----|-------|------------------------------------|------|-------|----------|
|                    | Low                | Mod | Total | Low                                | Mod  | Total | Low/Mod% |
| # of Households    | 0                  | 0   | 0     | 7/0                                | 3/10 | 10/10 | 100.00   |
| # Owner Households | 0                  | 0   | 0     | 7/0                                | 3/10 | 10/10 | 100.00   |

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources          | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found |        |
| Total Other Funding Sources    |        |